

East Oaks Estates Board Meeting

2/3/2021

Meeting was called to order by Gary Terwee, President at 6:30 PM socially distancing in Gary's garage..

Board Members Present: Gary Terwee, Bob Waters, Tod Smith, Don Holladay and Jolene Fechter.

Secretary's Report: Jolene provided minutes from the June 23, 2020 meeting. All read it and Bob made the motion to approve, Don seconded and motion carried.

Jolene reported she had sent letters for emails of the new residents and has received a good response. She also stated the website has undergone some changes due to new software so she will be providing updated information to populate the site. It should be fully functional soon.

Treasurer's Report: Jolene gave the following report:

Checking \$10,198.56

Savings \$43,957.42

A spreadsheet was presented showing final expenses for 2020 and projected budget for 2021. The annual \$6,600 transfer to roads was not done due to extra expense cleaning up the common lot, upgrading the beach and burying electrical underground on common lot. It is budgeted to be done for 2021.

Tod made the motion to approve the treasurer's report, Bob seconded and motion carried.

Delinquent Accounts: We have 2 delinquent accounts for dues and road assessment which are the same as before. Judgements filed expire 10 years from date of judgement and to renew we can send a letter to the court. 2 judgements will need extensions in 2023 and 2025. The board determined small claims will be filed for the 2 delinquent accounts as several attempts have been made for collection.

Actions Between Meetings: Conference call held on 10/4/20 regarding dead trees on a lot and neighbors with concerns about falling on their home. After several contacts with owner were unsuccessful, an inexpensive solution was determined and the dead tree will be removed and landowner charged according to Remedies for Breach of Covenants.

Common Lot: The common lot saw extensive use last season by residents. A huge thank you to Don for all the work he has done improving the common lot and beach area. Discussion was held on purchasing a metal picnic table and board members unanimously approved removing the tree on the north side of the dock before it falls into the lake. The south entrance work will be delayed as there is to be some road construction completed on M-56 in the next year or two as advised by County Engineer.

Covenants: New residents are signing By-law/Covenants Acknowledgement at the time of closing. These will become part of the By-laws.

Roads: In a few years it will be necessary to seal coat the roads to help them last several years. The savings account with annual transfer of \$100 per lot should allow that to happen. To help with snow removal we ask that no cars be parked on road when snow is expected.

Dock: Hoist applications for 2021 will be sent to all residents by email and regular mail if they don't have an email on file with us. Applications and fees will be due by March 15. Dock fee has been paid for 2021. A discussion was held on placing a sitting area at the end of the dock. Bob will work with dock installer regarding the end of the dock.

It is hoped we can have our annual meeting this spring or early summer since we were unable to have one last year due to the pandemic. Next board meeting will be late March.

Motion made by Jolene to adjourn at 8:00 PM seconded by Tod and meeting adjourned.